J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00
Carlos Gonzales
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of **February, 2013**
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Gonzales	NEW OWNER	162050C03300CO
(NAME)	(NAME)	
5515 Country Dr, #33		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **H & J Builders, Inc**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlos Gonzales**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhouse or Unit No. E-33 of Hickory Valley Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 4521, Page 574, and Clarification of Master Deed of record in Book 5001, page 394, and amended in Book 8466, page 263, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Townhouse or Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Valley, as of record in Book 4460, page 27, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to H & J Builders, Inc. by Warranty Deed from Chintana Chanthalangsy and Rickey Lui dated June 8, 2007 of record in Instrument No. 20070611-0069833, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5515 Country Dr #33, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans: T20130017080 DEEDWARR
Recvd: 03/01/13 10:14 2 pgs
Fees: 13.00 Taxes: 192.40
20130301-0020614

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of **February, 2013**

H & J Builders, Inc

Principal Operator

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Eshagh Hanai, whom I am personally acquainted and who upon his oath acknowledged himself to be the Principal Operator of H & J Builders, Inc, and that he being authorized to do so in his capacity as Principal Operator, executed the foregoing instrument for the purpose therein contained by signing on behalf of H & J Builders, Inc.

Witness my hand and official seal, this 22nd day of **February, 2013**

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013